

034.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

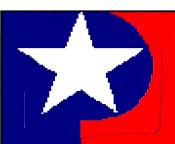
556,400 / 556,400

USE VALUE:

556,400 / 556,400

ASSESSED:

556,400 / 556,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
75		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RUAN XIAOLAN	
Owner 2:	
Owner 3:	
Street 1: 75 SUNNYSIDE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BARRY JOHN H & LISA A -	
Owner 2: -	
Street 1: 75 SUNNYSIDE AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .07 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1684 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	4	Rolling
Street		
Gas:		

BUILDING PERMITS	
Date	Number
6/21/2016	845
	New Wind
	1,300

C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2015	86	Manual	616	Air sealing and in
6/11/1997	415		40,000	2 STORY ADDITION

ACTIVITY INFORMATION	
Date	Result
12/7/2018	MEAS&NOTICE
	CC
1/16/2009	Meas/Inspect
	189
11/17/2002	MLS
	MM
2/20/2000	Mailer Sent
2/18/2000	Measured
	270
6/28/1999	
	PATRIOT
	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
LT Factor	
Base Value	Unit Price
0	64.
	1.69 3

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326,958						327,000	

Total AC/HA: 0.06954	Total SF/SM: 3029	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 326,958	Spl Credit	Total: 327,000
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 23 - Row House	1	Rating: Good		Full Bath: 1	Rating: Good			COMMON WALL.									
Sty Ht: 2 - 2 Story		A Bath: 1	Rating: Good	3/4 Bath: 1	Rating: Good												
(Liv) Units: 1	Total: 1	A 3QBth: 1	Rating: Good	1/2 Bath: 1	Rating: Good												
Foundation: 1 - Concrete		A HBth: 1	Rating: Good														
Frame: 1 - Wood		OthrFix: 1	Rating: Good														
Prime Wall: 4 - Vinyl																	
Sec Wall: 1	%																
Roof Struct: 2 - Hip																	
Roof Cover: 1 - Asphalt Shgl																	
Color: WHITE																	
View / Desir:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>					
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1948	Eff Yr Blt:			A Kits: 1	Rating: Good			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Frl: 1	Rating: Good			Other									
Jurisdct:	Fact: .			WSFlue: 1	Rating: Good			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Location: 1				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 1 - Drywall				Total Units: 1				Interior:	1	6	3	1					
Sec Int Wall: 1	%			Floor: 1				Additions:									
Partition: T - Typical				% Own: 1				Kitchen:									
Prim Floors: 3 - Hardwood				Name: 1				Baths:									
Sec Floors: 1	%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor: 1								Heating:									
Bsmnt Gar: 1								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal 25	% Sprinkled																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 034.0-0003-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	